



THE SHOPS AT SENECA MEADOWS

20600 SENECA MEADOWS PARKWAY | GERMANTOWN, MD 20876



1,500 & 3,218 SF SPACE AVAILABLE

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PROPERTY HIGHLIGHTS

- Located at I-270 and Father Hurley Boulevard in Germantown, MD.
- Seneca Meadows Parkway provides access from both Father Hurley Boulevard and Route 118.
- This development has both high average income (above \$155,000) and a high daytime population.
- GLA: 211,903 SF

THE SHOPS AT SENECA MEADOWS



NEELSVILLE V/C

Giant
ULTA
POTBELLY
BGR
noodles
ME Massage Envy
CLUB PILATES

MILESTONE CENTER

TARGET
BEST BUY
Kohl's
Michaels
T.J. Maxx
Staples
PETSMART
Walmart

GERMANTOWN T/C

SAFeway
FedEx Office
Capital One
& pizza
PM Pediatrics

REGAL

TOPGOLF

Fairfield IHOP

Red Robin
LONGHORN
SEÑOR TEQUILA'S

MIDDLEBROOK SQUARE

MCDONALD'S
KFC
TACO BELL

FOX CHAPEL S/C

GW Supermarket
GOLD'S GYM

GERMANTOWN COMMONS

Giant DSW
petco BED BATH & BEYOND
five BELOW

GERMANTOWN PLAZA

LOTTEmarket
DUNKIN'

Panera TRUIST

Panera BREAD
the Greene Turtle TACO BELL
Chick-fil-A TD Bank
CARRABBA'S ITALIAN GRILL
Walgreens

CVS

OBSERVATION DRIVE

576 MULTI-FAMILY UNITS

NEELSVILLE V/C



300,000 SF OFFICE SPACE

THE SHOPS AT SENECA MEADOWS

Bank of America

Wegmans

Panera Cafe Rio
BREAD MEXICAN GRILL

Bray & Scarff
Appliance & Kitchen Specialists

RIDGE ROAD 38,321 AAWDT

MILESTONE CENTER





TARGET

BEST BUY

Michael's

TJ-maxx

BIG LOTS!

Staples

PETSMART

Pep Boys

Walmart 

SECOND LEVEL PARKING 1,000 TOTAL

Wegmans
124,800 SF

27

Onelife
FITNESS
63,000 SF

6,522 AAWDT

FUTURE PHASE

11,391 AAWDT

SENECA MEADOWS PARKWAY

200,000 SF OFFICE SPACE

WASHINGTON NATIONAL PIKE 138,210 AAWDT





Site Plan Key

- LEASED
- AVAILABLE

Tenants Include

1	Wegmans	124,650 SF
2	Veterinary Clinic	2,000 SF
3A	F45	3,299 SF
3B	Smoothie King	1,201 SF
4	Siriwan Thai	2,219 SF
5	Beer & Wine	2,531 SF
6	Bubbles Salon	1,250 SF
7	T-Mobile	1,500 SF

8	AVAILABLE	1,500 SF
9	Nothing Bundt Cakes	1,500 SF
10	Bella Nails	2,100 SF
11	FloorMax	2,400 SF
12	Bray & Scarff	5,249 SF
13	Cafe Rio	3,257 SF
14	Montgomery County Liquors	6,500 SF
15	Mattress Firm	4,622 SF
16	AVAILABLE	3,218 SF

17	Crest Cleaners	1,929 SF
18	For Eyes Optical	1,202 SF
19	Hair Cuttery	1,802 SF
20	Panera Bread	5,085 SF
22	Bank of America	3,548 SF
SECOND LEVEL		
21	Office Tenant	29,341 SF



Tapestry Profile

The Shops at Seneca Meadows | Ring of 5 miles

Source: This infographic contains data provided by Esri (2025). © 2026 Esri



72,055

Households



38.0 ↓

Median Age

4.0% lower than
United States.



\$120K ↑

Median HH Income

47.5% higher than
United States.



\$551.4K ↑

Median Home Value

48.8% higher than
United States.



4.6

Home Value to
Income Ratio

Median home value
divided by median
household income



Tapestry

Top 5 segments by household count

L2 Professional Pride > 10.4K | **14.4%**



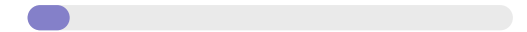
F5 Uptown Lights > 9,635 | **13.4%**



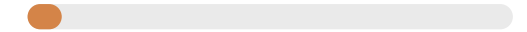
D3 Modern Minds > 7,719 | **10.7%**



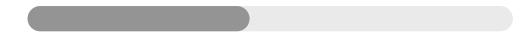
C5 Diverse Horizons > 6,256 | **8.7%**



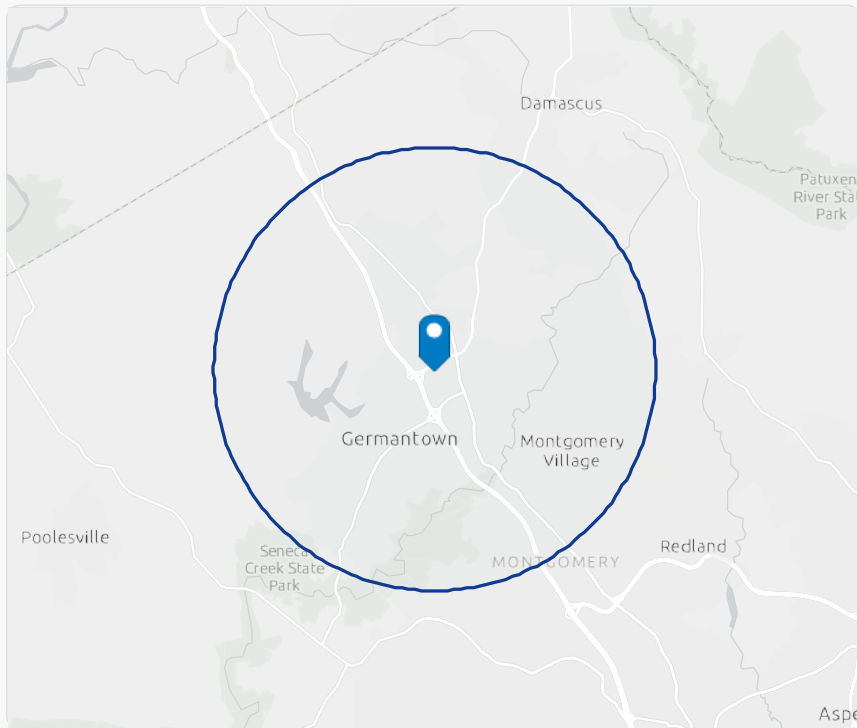
L3 Top Tier > 5,076 | **7.0%**



Other > 33.0K | **45.7%**



Professional Pride accounts for 14.4% of households in the area which is **12.3% higher** than the U.S.



Diversity Index

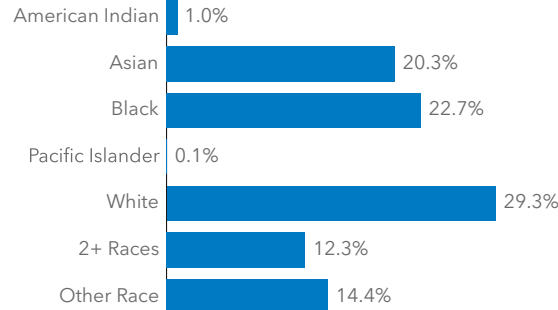
86.8



0

100

Population by Race



Please Contact

Bradley Buslik
240.482.3609
bbuslik@hrretail.com

Sebastian Restifo
240.482.3602
srestifo@hrretail.com

3 Bethesda Metro Center,
Suite 620
Bethesda, MD 20814
301.656.3030